



**CITY OF FORT LAUDERDALE  
BOARD OF ADJUSTMENT  
WEDNESDAY, SEPTEMBER 14, 2016**

**AGENDA**

**PLACE OF MEETING:** City Hall, City Commission Chambers  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

**TIME OF MEETING:** 6:30 P.M.

**Purpose:** The Board of Adjustment shall receive and hear appeals in cases involving the ULDR, to hear applications for temporary nonconforming use permits, special exceptions and variances to the terms of the ULDR, and grant relief where authorized under the ULDR. The Board of Adjustment shall also hear, determine and decide appeals from reviewable interpretations, applications or determinations made by an administrative official in the enforcement of the ULDR, as provided herein.

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**
- II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM**
- III. PUBLIC SIGN-IN / SWEARING-IN**
- IV. AGENDA ITEMS:**

- 1. **Case Number:** B16016  
**Owner:** Allison & Steven Sammons  
**Legal:** RIO VISTA C J HECTORS RESUB 1-24 B LOT 28 BLK 16  
**Zoning:** RS-8 (Residential Single Family/Low Medium Density)  
**Address:** 705 SE 8<sup>th</sup> Street  
**Commission District:** 4  
**Appealing:** **Section 47-3.2.B.1 (Change in Structure) and Section 47-5.31 (Table of dimensional requirements for the RS-8 district).**  
Requesting a variance to alter an existing nonconforming structure, set back two (2) feet three (3) inches from the side yard, by removing and replacing walls, replacing the roof and altering the use of the structure from a garage to a kitchen and laundry room where the code states that a nonconforming structure may not be enlarged or altered in a way which increases its nonconformity and where the code states that the minimum side yard setback for a structure in the RS-8 zoning district is five (5) feet. The request results in a side yard reduction of two (2) feet nine (9) inches.

**Section 47-19.2.B (Architectural features in residential districts).**

Requesting a variance to allow a roof overhang (eaves) to extend one (1) foot four (4) inch off of a non-conforming structure that is set back two (2) feet three (3) inches from the side yard, whereas the code states that architectural features such as eaves accessory to a residential use are permitted to extend into a yard area a distance of three (3) feet from the face of the building, or one-third (1/3) of the required yard, whichever is less. The request would allow for the roof overhang (eaves) off of the building to extend a distance of four (4) feet one (1) inch into the setback whereas the code would allow a maximum

extension of one (1) foot eight (8) inches in the RS-8 zoning district. The request results in a side yard reduction of two (2) feet five (5) inches.

(DEFERRED FROM AUGUST 10, 2016)

2. **Case Number:** B16017  
**Owner:** Greg Aliferis Holdings Inc;  
**Agent:** Francesco Falchetti  
**Legal:** CORAL SHOPPING CENTER 29-30 B LOT 15,16 & 17  
**Zoning:** B-1 (Boulevard Business)  
**Address:** 3045 N Federal Highway, Unit 70  
**Commission District:** 1  
**Appealing:** **Section 47-22.3.P, Shopping or Strip Store Signs (One Sign per Store).**  
Requesting a variance to allow a new fifty four (54) square foot sign (marquee sign) in addition to the existing thirty two (32) square foot sign (wall sign) for the business; whereas the Code only allows one sign for the unit.  
  
**Section 47-22.3.I, Marquee Sign with Changeable Lettering.**  
Requesting a variance to allow a marquee sign with changeable lettering, whereas the Code does not allow changeable lettering.
3. **Case Number:** B16018  
**Owner:** Robert Kerry Fenn & Camille Fenn  
**Legal:** CROISSANT PARK 4-28 B LOT 2,3 BLK 51  
**Zoning:** ROA (Limited Residential Office)  
**Address:** 1812 SE 1 Avenue  
**Commission District:** 4  
**Appealing:** **Section 47-5.60.D.6.a, Front Yard Setback.**  
Requesting a variance to reduce the front yard setback in the ROA district from twenty five (25) feet to twenty (20) feet to allow for a front porch within the required setback for an overall reduction of five (5) feet.  
  
**Section 47-5.60.D.6.b, Side Yard Setback.**  
Requesting a variance to reduce the north side yard setback in the ROA district from ten (10) feet to eight (8) feet to allow for a new addition within the required setback for an overall reduction of two (2) feet.
4. **Case Number:** B16019  
**Owner:** Broward County Board of County Commissioners  
**Agent:** Gregory M. Balicki, P.E.  
**Legal:** 1-B PALMDALE PLAT 112-9 B PARCEL A  
**Zoning:** U (Utility)  
**Address:** 300 NW 66<sup>th</sup> Street  
**Commission District:** 1  
**Appealing:** **Section 47.21.8, Appropriate plant, sod, tree selection, location and arrangement.**  
Requesting a variance to eliminate the requirements from the Code set forth in 47.21.8.E, which requires 50% of all vegetation to be native to Florida; 47-21.8.F, which states that palm trees shall not comprise more than 20% of the total tree requirements; and 47-21.8.R, which states that no more than 50% of the landscaped area may be turf grass.

**Section 47-21.10, Irrigation (of Landscaping).**

Requesting a variance to eliminate the requirement for irrigation associated with any required landscaping improvements for the property.

**Section 47-21.12, Landscaping Requirmenets for Vehicular Use Areas (VUA).**

Requesting a variance to eliminate all of the landscaping requirements associated with the proposed vehicle use area set forth in 47-21.12.

**Section 47-21.13, Landscaping Requirments (by zoning district).**

Requesting a variance to eliminate the specific landscaping requirements for the Utility (U) zoning district, specifically, 47-21.13.A.1, one (1) tree for every one thousand (1,000) square feet of net lot area; 47-21.13.A.10, no more than 50% of the required tree count may be one genus, 40% of the required trees shall be native species; 47-21.13.A.16, requiring street trees along the length of the property where abutting a street.

**Section 47-21.14.A.9, Bufferyard Requirement (landscaping).**

Requesting a variance to eliminate the requirement set forth in the neighborhood compatibility section 47-21.14.A.9 which requires one (1) tree for every three hundred (300) square feet of buffer yard area on the non-residential property where abutting residential property.

**Section 47-25.3.A.3.d.iv, Neighborhood Compatibility (wall requirements).**

Requesting a variance to eliminate the requirement set forth in the neighborhood compatibility section 47-25.3.A.3.d.iv which requires a wall, five (5) feet in height, on the non-residential property where abutting residential property.

5.      **Case Number:**                      B16020  
         **Owner:**                                2871 FEDERAL LLC  
         **Agent:**                                Signations Inc./Jack Glover  
         **Legal:**                                  HARLEY PLAT 169-123 B PARCEL A  
         **Zoning:**                                B-1 (Boulevard Business)  
         **Address:**                              2871 N Federal Highway  
         **Commission District:**            4  
         **Appealing:**                      **Section 47-22.3.G, Wall signs a maximum of 18 inches above the roofline.**  
            Requesting a variance to allow one wall sign to extend fifty one (51) inches, (4 feet 3 inches), above the roofline where the code states that a wall sign shall extend a maximum of eighteen (18) inches above the roofline. The request would allow the height of the sign to extend thirty three (33) inches above what the code allows.

**V.      COMMUNICATION TO THE CITY COMMISSION**  
**VI.     FOR THE GOOD OF THE CITY OF FORT LAUDERDALE**

**Special Notes:**

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

**Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination**